

For office Use ONLY

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License #

Verified? Yes No Copied? Yes No

Apt #:

Move-In Date:

Rent Amt:

TIMBER RIDGE APARTMENTS

INSTRUCTIONS TO APPLICANT:

Each Applicant, eighteen (18) years of age or older, who will be residing in the Rental Property, MUST fill out a SEPARATE Rental Application. When giving Applicants name give complete and full name including full middle names. Application must be complete, including signature when submitted.

WARNING: This application may be refused and/or rejected if it is not signed, completed or legible; if satisfactory identification is not presented; if any information is false, cannot be verified, or does not meet owner's Resident Selection Criteria; if any additional information is requested from the Applicant and is refused or Co-Applicant is rejected.

PRINT Full Name-Last, First, Middle		Date of Birth	Social Security Number
E-mail Address:		Phone #:	Drivers License #
Present Address (Number, Street, City, Zip)		How Long?	Monthly Rent
Do you rent? <input type="checkbox"/> Apartment <input type="checkbox"/> Home <input type="checkbox"/> Live with Parents		Company/Landlord, Address & Phone #	

PREVIOUS RESIDENCE

Previous Address: (if less than 2 years)	How Long?	Monthly Rent
Did you rent? <input type="checkbox"/> Apartment <input type="checkbox"/> Home <input type="checkbox"/> Live with Parents	Company/Landlord, Address & Phone #	

OCCUPANTS THAT WILL RESIDE WITH YOU

Full Names and Dates of Birth of all other occupants that will reside with you:	
Name:	Date of Birth:
Name:	Date of Birth:

EMPLOYMENT

Employer (if self employed, name of company)	Phone #:	How Long?
Type of Business:		
Business Address (Number, Street, City, Zip):	Supervisor:	Phone #:
Monthly Income:	Additional Income:	\$
Source of Rent	<input type="checkbox"/> Self <input type="checkbox"/> Parents	

FINANCIAL

Have you ever filed Bankruptcy? <input type="checkbox"/> YES <input type="checkbox"/> NO	County and State filed in:
Have you ever had any suits, liens, judgments, or repossessions? YES <input type="checkbox"/> NO <input type="checkbox"/>	County and State filed in:

PERSONAL

In case of Emergency, Please Notify:		Relationship:	
Address:		Phone #:	
Please List ALL Automobiles:	Make	Year	License#
Do you have Renters Insurance?	<input type="checkbox"/> Yes <input type="checkbox"/> No		

Have you ever been convicted of a Crime?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Do you have a pet	Yes <input type="checkbox"/> No <input type="checkbox"/>	How Many?	What Type:
I understand that Water beds are not welcome at Timber Ridge Apartments				Initial	_____
Have you ever been Evicted?	<input type="checkbox"/> Yes <input type="checkbox"/> No				

HOW DID YOU FIRST HEAR ABOUT OUR COMMUNITY

Internet: <input type="checkbox"/> Google <input type="checkbox"/> Craigslist <input type="checkbox"/> Our Website	Referral: (who) <input type="checkbox"/>		
News/Ads: <input type="checkbox"/>	Drive-by: <input type="checkbox"/>	Housing Fair: <input type="checkbox"/>	Housing Helpers: <input type="checkbox"/> (who)

APPLICATION AGREEMENT

DEPOSIT AND FEES

I understand the application fee is a non-refundable payment for processing this application and such sum is not a rental payment security deposit. This amount will be retained by Owner regardless if the Applicant is approved or denied. THIS APPLICATION IS PRELIMINARY ONLY AND DOES NOT OBLIGATE THE OWNER TO EXECUTE A LEASE OR TO DELIVER POSSESSION OF THE DWELLING UNIT TO APPLICANT. THE RENTAL AGREEMENT WILL NOT BECOME EFFECTIVE UNTIL THIS APPLICATION IS APPROVED BY OWNER AND THE LEASE AND ALL ADDENDUMS ARE FULLY EXECUTED.

I understand that I have attached a deposit in the amount of \$ _____ to this application, that will be considered partial payment of the security deposit for said premises when and when lease is executed. All monies deposited with Owner, less the non-refundable application fee, will be refunded within seven (7) business days if the application is denied. Owner will notify Applicant of acceptance or denial via phone, fax, e-mail or mail. If the application is accepted as a resident and enters into a lease agreement, this document shall become part of the lease.

DISCLOSURES AND INFORMATION

I WARRANT AND REPRESENT THE INFORMATION PROVIDED ON THIS APPLICATION TO BE TRUE AND CORRECT. I AUTHORIZE Owner to make such investigation in to Applicant's credit, background, employment, rental and criminal history as Owner may deem appropriate. Applicant hereby releases all parties from liability for any damage that may result from furnishing such information to Owner. Owner shall have the continuing right to recheck updated rental application, credit, background and criminal information. If approved, Applicant shall have a continuing and on-going duty to update all of the information contained in Applicant's rental application and any and all other information provided to Owner by Applicant. Applicant shall promptly notify Owner in writing of any subsequent change in the information provided by the Applicant on the Applicant's application. If Applicant is approved, Owner shall have the right to terminate Applicant's tenancy on three day's notice to quit if: 1) It is determined that Applicant provided false or misleading information on this Application, or 2) the Applicant's information is no longer correct, for example, Applicant is convicted of a sexual offense after moving into the Premises. Errors, omissions, or misstatement by Applicant shall provide Owner with the option to terminate the Lease upon three (3) day's notice to quit. Owner does not have a duty to verify, and does not represent or promise that he/she will verify, the accuracy or the answers provided in the application of any Applicant. Furthermore, Owner has no duty, and expressly disclaims any obligation to perform a criminal background check on each applicant. Owner does not represent or guarantee that all residents have no prior criminal record or background.

Owner's approval or denial of this Application is based on information provided by independent third parties. Owner makes no representation as to the accuracy of the information Owner obtains from third parties in approving or denying this application. Owner hereby disclaims any liability for the accuracy of such information Owner obtains pursuant to Applicant's consent.

THE ABOVE INFORMATION IS FULLY UNDERSTOOD AND I AGREE TO THESE TERMS AND CONDITIONS.

Signature of the Applicant

Date

Signature of West Point Leasing Consultant